

111.0

0002

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

685,800 /

USE VALUE:

685,800 /

685,800

ASSESSED:

685,800 /

685,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BERKELEY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BARRANCO CHARLENE F/TRUSTEE	
Owner 2:	LANDRY CARALYEA M TRUSTEE	
Owner 3:	CHARLENE F BARRANCO REVOCABL	
Street 1:	17 BERKELEY ST	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	BARRANCO CHARLENE F -
Owner 2:	-
Street 1:	17 BERKELEY ST
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

NARRATIVE DESCRIPTION	
This parcel contains 5,454 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Vinyl Exterior and 1610 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																												
Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes	
Code		Fact		PriceUnits			Factor	Value	Price			Influ	Mod							Value	Class		Land	Code				
101	One Family		5454		Sq. Ft.	Site		0	70.	1.07	6									408,535							408,500	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code							Land Size			70611
101							Building Value			GIS Ref
5454.000							Yard Items			GIS Ref
276,800							Land Value			Insp Date
500							Total Value			11/12/18
685,800										
Total Card							Entered Lot Size			
0.125										
Total Parcel							Total Land:			
0.125							Land Unit Type:			
276,800										
500										
408,500										
685,800										
Source: Market Adj Cost							Parcel ID			
Total Value per SQ unit /Card: 425.96							111.0-0002-0026.0			
/Parcel: 425.9										

Total Card / Total Parcel
685,800 / 685,800
685,800 / 685,800
685,800 / 685,800

**USER DEFINED**

Prior Id # 1:	70611
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:11:01
PRINT	
LAST REV	
Date	Time
09/05/19	15:16:20
apro	
8632	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
BARRANCO CHARLE	61833-249		5/20/2013	Convenience			1	No	No								
BARRANCO JOHN B	32913-567		1/31/2001	Family			1	No	No								
	11761-402		11/3/1969			25,000	No	No	N								

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/30/2014	1752	Re-Roof	6,000					Strip and re-roof.	11/12/2018	MEAS&NOTICE	HS	Hanne S					
									11/24/2008	Meas/Inspect	189	PATRIOT					
									3/10/2000	Inspected	276	PATRIOT					
									2/3/2000	Measured	197	PATRIOT					
									1/1/1982		MS						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	OF=BMT SINK.														
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																
Foundation:	1 - Concrete			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:	1	Rating:	Average															
Roof Struct:	1 - Gable			OTHER FEATURES																		
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1														
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:		Other														
Grade:	C - Average			CONDOS INFORMATION				Upper														
Year Blt:	1932	Eff Yr Blt:						Lvl 2														
Alt LUC:		Alt %:						Lvl 1														
Jurisdct:		Fact:	.					Lower														
Const Mod:								Totals	RMs:	8	BRs:	3	Baths:	1	HB:	1						
Lump Sum Adj:								REMODELING				RES BREAKDOWN										
INTERIOR INFORMATION				DEPRECIATION								Exterior:	No Unit	RMS	BRs	FL						
Avg Ht/FL:	STD			Phys Cond:	AV - Average		31.	%	Interior:			1	8	3	M							
Prim Int Wall:	2 - Plaster			Functional:				%	Additions:													
Sec Int Wall:		%		Economic:				%	Kitchen:													
Partition:	T - Typical			Special:				%	Baths:													
Prim Floors:	4 - Carpet			Override:				%	Plumbing:													
Sec Floors:		%		Total:			31	%	Electric:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								Heating:										
Subfloor:												General:										
Bsmnt Gar:	1											Totals				1	8	3				
Electric:	3 - Typical																					
Insulation:	2 - Typical																					
Int vs Ext:	S																					
Heat Fuel:	1 - Oil																					
Heat Type:	5 - Steam																					
# Heat Sys:	1																					
% Heated:	100																					
Solar HW:	NO																					
% Com Wall:																						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 111.0-0002-0026.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
19	Patio	D	Y		19X10	A	AV	2010	6.00	T	7.2	101			500		500					
More: N	Total Yard Items:	500	Total Special Features:		Total:	500																

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 8 BRs: 3 Baths: 1 HB: 1

SKETCH

12 FFL (140) 10 15 18 8 24 5 4 28 23 12 HST 11 1 7 EFP (77) 7 7

UAT SFL FFL BMT (672)

7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	896	165.910	148,659						
BMT	Basement	756	49.770	37,629						
SFL	Second Floor	672	165.910	111,494						
UAT	Upper Attic	168	66.370	11,149						
EFP	Enclos Porch	77	61.340	4,723						
HST	Half Story	42	165.910	6,968						
Net Sketched Area: 2,611				Total:	320,622					
Size Ad	1610	Gross Are	3157	FinArea	1610					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc